

**MANAGEMENT CERTIFICATE  
FOR  
MCKINNEY RANCH TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of McKinney Ranch Townhomes Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: McKinney Ranch Townhomes
2.     The name of the Association: McKinney Ranch Townhomes Residential Community, Inc
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

McKinney Ranch Townhomes Residential Community, Inc  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:       \$375.00  
Transfer Fee:            \$250.00  
Optional Inspection Fee: \$150.00  
Working Capital:        \*Equal to two (2) months assessments.

For all resale and refinance information, please go to <https://www.homewisedocs.com>

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MCKINNEY RANCH TOWNHOMES RESIDENTIAL  
COMMUNITY, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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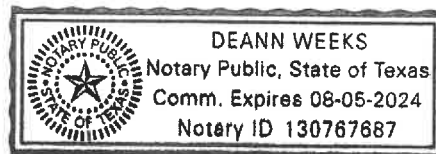
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 1<sup>st</sup> day of June, 20 22, by Beverly Coghlan, Agent for the Association of MCKINNEY RANCH TOWNHOMES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
McKinney Ranch Townhomes Plat: Vol. 2016 – Page 436 - June 27, 2016	Document No. 20160627010002580
Declaration of Covenants, Conditions and Restrictions for McKinney Ranch – April 28, 2016	Document No. 20160428000513580
First Amendment to Declaration – May 6, 2016	Document No. 20160506000556440
Second Amendment to Declaration – June 17, 2016	Document No. 20160617000762260
Third Amendment to Declaration – August 7, 2017	Document No. 20170807001047600
Fourth Amendment to Declaration – March 15, 2018	Document No. 20180315000316550
Fifth Amendment to Declaration – July 19, 2018	Document No. 20180719000901400